

Wednesday, November 9th, 2022

Duffy called the meeting to order at 8:30 a.m. with Duffy, Zinnel & Kretzinger present. Zinnel moved Kretzinger seconded the motion to approve November 2nd, 2022 minutes. All ayes. Motion carried.

Kretzinger moved Zinnel seconded motion to approve agenda as posted. All ayes. Motion carried.

Kretzinger moved Zinnel seconded motion to accept resignation from Gregg Elsberry, County Sheriff effective December 31, 2022, with much appreciation for his many years of service to Boone County. All ayes. Motion carried.

Kretzinger moved Zinnel seconded motion to appoint Emily Clausen to North Raccoon River Watershed Management Coalition as Boone County Representative. All ayes. Motion carried.

Kretzinger moved Zinnel seconded motion to approve signing Letter of Support for Landus Cooperative USDA Grant Application. All ayes. Motion carried.

Kretzinger moved Zinnel seconded motion to approve adopting Resolution 2022-33: Resolution Expressing Intent to Enter into a Development Agreement and to Provide Tax Increment Financing Support to Landus Cooperative. All ayes. Motion carried.

RESOLUTION NO. 2022-33

Resolution expressing intent to enter into a development agreement and to provide tax increment financing support to Landus Cooperative

WHEREAS, the Board of Supervisors of Boone County, Iowa (the "County") plan to establish a certain Urban Renewal Area (the "Urban Renewal Area") and adopt a related urban renewal plan (the "Plan") for the governance of initiatives and projects therein; and

WHEREAS, Landus Cooperative (the "Cooperative") has proposed to undertake the construction of chemical/seed storage and distribution facilities (the "Project") for use in its business operations on certain real property (the "Property") situated within the Urban Renewal Area; and

WHEREAS, the Cooperative has requested that the County provide financial support to help to defray the costs of the Project; and

WHEREAS, the Board intends to provide such financial support by entering into a development agreement (the "Development Agreement") with the Cooperative and thereby making provision for the funding of incremental property tax payments (the "Payments") to the Cooperative; and

WHEREAS, prior to entering into the Development Agreement, the Board must undertake the statutory process for (1) approving the Project as an urban renewal project under the Plan for the Urban Renewal Area; and (2) authorizing the Development Agreement and the funding of the Payments; but the County desires to convey its intent to pursue these actions to the Cooperative in order to facilitate progress on the development of the Property through the adoption of this Resolution;

NOW, THEREFORE, Be It Resolved by the Board of Supervisors of Boone County, Iowa, as follows:

Section 1. The County hereby expresses its intent to support the Project in the future. The County will in good faith negotiate the Development Agreement with respect to the undertaking of the Project, such proposed Agreement to minimally include the following terms:

- A) In undertaking the Project, the Cooperative intends to make and demonstrate a capital investment in the approximate amount of \$14,000,000; and
- B) In connection with its operations at the completed Project, the Company will add additional workforce of at least 3 full time equivalent jobs.
- C) The County will agree to fund five (5) annual Payments to the Cooperative provided, however, that such Payments will be payable solely and only from incremental property tax revenues to be derived from the incremental valuation added to the Property by the undertaking of the Project. Each Payment shall be in an amount equal to 83.3% of the incremental property tax revenues to be derived from the Property in the fiscal year of the County in which the Payment is to be made. The aggregate maximum amount of Payments to be made will be \$475,000.

Section 2. The Board hereby agrees to use its best efforts to complete the statutory requirements of Chapter 403 of the Code of Iowa in order to amend the Plan and to authorize the Development Agreement. The County's commitments expressed in this Resolution are merely a present statement of intent, and the Board of Supervisors must still exercise its ordinary political discretion in the completion of the statutory processes referenced herein. The County will not be held

liable in the event that the Board of Supervisors, through the exercising of its ordinary political discretion, determines to not approve any of the actions outlined herein.

Section 3. Nothing in this Resolution shall prevent the parties from negotiating additional terms, not set forth herein, for inclusion in the Development Agreement.

Section 4. All resolutions and orders or parts thereof in conflict with the provisions of this resolution, to the extent of such conflict, are hereby repealed.

Passed and approved this November 9, 2022.

Kretzinger moved Zinnel seconded motion to approve of Class C Liquor License, Class B Native Wine Permit, Outdoor Service & Sunday Service for The Whimsical Wine Trailer. All ayes. Motion carried.

Discussion where to deposit PILT Funds. Kretzinger moved Zinnel seconded motion to add PILT funds to ARPA fund. All ayes. Motion carried.

Kretzinger moved Zinnel seconded motion to approve secondary road claims #26990 to #27026 and other county claims #168076 to #168147 totaling \$222,036.66 and issuance of warrants #73067 to #73167 in payment of the same with the exception of a claim for NeoGov to be held out until clarified on expense. All ayes. Motion carried.

Zinnel moved Kretzinger seconded motion to enter into closed session at 8:38 a.m. All ayes. Motion carried.

Closed Session Pursuant to Iowa Code 21.5(i)- *"To evaluate the professional competency of an individual whose appointment, hiring, performance, or discharge is being considered when necessary to prevent needless and irreparable injury to that individual's reputation and that individual requests a closed session."*

Zinnel moved Kretzinger seconded motion to resume open session at 8:50 a.m. All ayes. Motion carried.

Stacy Tharp, Human Resources Director gave a Departmental Update.

John Roosa, Landfill Administrator gave a departmental update. Also had guests Bill Skare, City of Boone, JD Roberts & Aaron Voss, US Water to Discuss with City of Boone and US Water for possible agreement with Boone County Landfill for future services. Board agreed to informal approval to move forward with testing as long as Roosa was OK with it- Roosa agreed.

Lauren Novak, County Treasurer was present to Discuss staffing/upcoming resignation in her office.

Kretzinger moved Zinnel seconded motion to approve signing Memorandum of Agreement Between The Iowa Department of Transportation and Boone County, Iowa. All ayes. Motion carried.

Diane Hinderaker, Boone County Probation gave an Annual Update.

Board left courthouse at 10:30 a.m. to view area for easement request from Michael Martin. Board agreed not to pursue an easement

Kretzinger moved Zinnel seconded motion to adjourn the meeting. All ayes. Motion carried.

Duffy adjourned the meeting at 11:24 a.m.

Approved this 16th day of November, 2022.

Attest:

Diane R. Patrick, County Auditor

Boone County Claims Listing
for November 9, 2022

General Basic Fund	
Board of Health	
Home Care Services	1451.65
HomeCare Services	862.84
Garden & Lawn	
Boone Co Treasurer	78.80
Food & Provisions	
Culligan of Boone	42.14
Fuels	
Boone Co Treasurer	3351.88
Wex Bank	2994.03
Minor Mv Parts & Access	
Interstate All Battery Center	323.70
MTI Distributing, Inc	2337.64
R & W Power	108.00
Stationery & Forms	
Access Systems	306.21
Capital Sanitary Supply	458.81

Farm & Home Publishers, LTD	750.00
Quill Corporation	207.25
Stone Printing	116.83
Sunstrom Miller Press	44.60
Magazines, Period. & Books	
Thomson Reuters	1120.38
DHS Building Maintenance	
Overton Cleaning	810.00
D & E Related To Commitment	
Boone Co Sheriff	30.50
Chore Services	
IMPACT	9000.00
Food & Provisions	
Martin Bros	3489.87
Utilities Payments	
Walters Sanitary Service	42.00
Employee Mileage & Subsistence	
Erich D Kretzinger	87.00
Telephone Services	
Ogden Telephone Co	86.96
Webster Calhoun Telephone Co	216.68
Windstream	755.44
Care of Prisoners	
Carolyn Moreland	1200.00
Data Processing Services	
Access Systems Leasing	1567.58
Governmentjobs.com, Inc NEOGOV	12367.00
InfoBunker LLC	70.00
Ogden Telephone Co	94.95
Solutions, Inc	1800.00
Educational & Training Service	
Bomgaars	64.96
Hy Vee	2122.72
ISSDA	25.00
Legal & Court-Related Services	
Ahlers & Cooney P.C.	1054.00
Card Services - VISA	68.40
Story Co Sheriff	72.50
Electric Light & Power	
Alliant Energy	435.38
Ogden Municipal Utilities	1183.00
Building Repair	
Bomgaars	269.19
Brown Supply Co	552.00
Office Equip & Furn.Rep.	
Iowa State Assoc of Counties	125.00
Cleaning & Sanitary	
Central Iowa Distributing	267.00
Portable Pro, Inc.	550.00
Custodial Services	
Kelly Cleaning Services, Inc.	3079.68
Dues & Memberships	
Card Services - VISA	489.00
Juvenile Detention Services	
Central IA Juvenile Detention	1555.00
Other / Misc Expense	
Windstream	2.84
Data Processing Equip.	
CDW Government, Inc.	221.32
Shop Equipment	
Bomgaars	113.98
CINTAS First Aid & Safety	343.74
Other Equipment/Radio, etc	
Bomgaars	486.95
Rural Serv Basic Fnd	

Telephone Services	
Windstream	20.46
Secondary Road Fund	
Cover Aggregate & Sand	
Hallett Materials	4352.74
Iowa One Call	21.60
Martin Marietta Aggregates	5263.02
Traffic & Street Sign Material	
Ogden Farm & Feed Center	66.53
Hardware	
Arnold Motor Supply	261.85
Hawkeye Truck Equipment	336.00
Lawson Products, Inc.	73.25
Rockmount Research & Alloys	1546.77
Fuels	
Martin Oil Wholesale	39098.63
Short Stop	44.30
Unified Contracting Services	1050.00
Lubricants	
Arnold Motor Supply	113.35
Ogden Farm & Feed Center	486.73
Tires & Tubes	
Heartland Tire & Auto Center	35.00
Pomp's Tire Service, Inc.	1786.67
Minor Mv Parts & Access	
A & M Laundry, Inc	458.51
Arnold Motor Supply	1153.50
Boone Hardware	24.97
Central Iowa Truck Repair	14.86
Hawkeye Truck Equipment	363.00
Inland Truck Parts Co.	138.28
Lawson Products, Inc.	1800.50
Midwest Wheel Co	3301.72
O'Halloran International Inc.	7224.45
Ogden Farm & Feed Center	1025.65
Pat Clemons Inc	463.05
Verizon Connect NWF, Inc. Netw	647.60
Walters Sanitary Service	335.08
Minor Equip & Hand Tools	
Arnold Motor Supply	254.88
Iowa Dept of Transportation	2961.64
Ogden Farm & Feed Center	549.99
Official Pub.& Legal Not.	
Mid-America Publishing Corp	37.62
Postage & Mailing	
Stone Printing	42.18
Telephone Services	
Ogden Telephone Co	221.02
Anthony L Powers	30.00
Joseph P Schall	30.00
Windstream	75.69
Labor Relations Services	
Ahlers & Cooney P.C.	387.50
Electric Light & Power	
Alliant Energy	162.40
Black Hills Energy	150.28
Water Use	
City of Madrid	72.90
MV Equip Rep Outside Serv	
Elmquist Towing Co	993.55
Farley's Wholesale Tire & Lube	190.00
Heartland Tire & Auto Center	405.00
Ogden Farm & Feed Center	60.00
Pomp's Tire Service, Inc.	815.00
Rees Truck & Trailer, Inc.	463.29

Brush Cutting Chemicals	
I D A L S Pesticide Bureau - I	60.00
Jail Commissary Fund	
Wearing Apparel & Uniform	
Stellar Services, LLC	169.33
E911 Surcharge	
Telephone Services	
InfoBunker LLC	150.00
Ogden Telephone Co	99.00
Webster Calhoun Telephone Co	83.36
Windstream	156.09
Emergency Management	
Utilities Payments	
Alliant Energy	180.67
Telephone Services	
Windstream	85.29
MV Equip Rep Outside Serv	
Boone Co Treasurer	203.30
County Assessor Fund	
Telephone Services	
Windstream	31.83
Landfill Trust	
Ground Water Tax Expenses	
City of Boone	1140.66
K W B G	852.72
Schupan & Sons Inc	2653.80
Ziegler Inc.	1160.00
Landfill	
Fuels	
Martin Oil Wholesale	66420.00
Operating Expense	
Card Services - VISA	517.13
Storey-Kenworthy Company	89.60
Employee Mileage & Subsistence	
Card Services - VISA	802.99
Telephone Services	
Ogden Telephone Co	79.95
Carrie R Self	50.00
Windstream	157.40
Engineering Services	
Ahlers & Cooney P.C.	108.50
Operating & Cons Equip Rep	
Rogers Tire Service	384.00
Ziegler Inc.	3792.32
Health Ins Premium	
Payroll Holding Acct	
Boone Co Treasurer Midwest Gro	3477.67
BC Treasurer / Flex Benefits	465.64
Grand Total	222036.66